

ALL that lot, piece or parcel of land, situate, lying and being in the County of Greenville, State of South Carolina, and described as follows: BEGINNING at old iron pin on the northern R/W of S. C. Hwy. No. 291, South Pleasantburg Dr., which point is the joint corner of Crown Central Petroleum Corporation & Sue C. Ashmore, running thence with the northern R/W of S. C. Highway No. 291 S. 27-30 W. 60.7 feet to old RR spike on said R/W, continuing with the northern R/W of S. C. Highway No. 291 S. 24-48 W. 139.3 feet to nail & cap, joint R/W cor. S. C. Highway No. 291 & Mauldin Road, running thence with the eastern R/W of Mauldin Road No. 48-33 W. 130.0 feet to old RR spike on said R/W, continuing with the eastern R/W of Mauldin Road N. 45-00 W. 45.0 feet to old iron pin on said R/W running thence with the line of Sue C. Ashmore property N. 56-30 E. 134.4 feet to old iron pin, continuing with Sue C. Ashmore line S. 83-37 E. 104.3 feet to old iron pin on the northern R/W of S. C. Highway No. 291, Point of Beginning.

BEING the same lot, piece or parcel of land which was demised and leased by Sue C. Ashmore to Crown Central Petroleum Corporation by Lease dated January 28, 1969 and recorded in the Office of the Register of Mesne Conveyances for Greenville County in Deed Book 865, page 428, the rights of the Lessee under said Lease having been assigned to Energy Oil Company, Inc., by Assignment dated November 30, 1971, and recorded or intended to be recorded prior hereto in the aforesaid Office.

TOGETHER with all buildings, structures and improvements thereon, and together with all and singular the easements, rights, members, hereditaments and appurtenances to the said premises belonging, or in anywise incident or appertaining and together with all equipment listed on Schedule "A" attached hereto and made a part hereof.

and together also with all rights (including all rentals receivable) of the Mortgagor herein as sublessor in that certain sublease made of the above described property to Crown Central Petroleum Corporation as sublessee.

This Mortgage is made pursuant to resolution of ENERGY OIL COMPANY, INC., dated December 6, 1971.

TO HAVE AND TO HOLD all and singular the said leasehold and other properties and rights (all herein called the "Mortgaged Properties") unto the said Mortgagee, its successors and assigns, forever.

AND the said Mortgagor, does hereby bind itself and its successors to warrant and forever defend all and singular the said Mortgaged Properties unto the said Mortgagee, its successors and assigns, from and against itself and its successors, lawfully claiming or to claim the same, or any part thereof.

AND IT IS AGREED, by and between the parties hereto that the said Mortgagor, its successors or assigns, shall keep the buildings erected, or to be erected on said premises, insured against loss and damage by fire, tornado and windstorm, and against such other hazards as the Mortgagee may require, for the benefit of the said Mortgagee, for an amount and in such Company as shall be approved by the Mortgagee, its successors or assigns, and shall deliver a certificate of such policy to the said Mortgagee, and in default thereof, the said Mortgagee, its successors or assigns may effect such insurance and